

Document #4894

5/7/87

MEMORANDUM

May 7, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND DEVELOPMENT, AND
TING-FUN YEH, CHINATOWN PLANNER

SUBJECT: SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92
TENTATIVE DESIGNATION OF RE-DEVELOPER OF PARCEL P-3b,
28-32-34-36 OAK STREET

SUMMARY: This memorandum requests that the Authority tentatively designate the Quincy School Community Council, Inc. of 885 Washington Street, Boston, as the Redeveloper of Parcel P-3b in the South Cove Urban Renewal Area for the development of educational and community service facilities.

Parcel P-3b is located at 28-32-34-36 Oak Street in the South Cove Urban Renewal Area. The Parcel contains about 2,237 square feet of vacant land at 28-32 Oak Street, one three-story brick row house at 34 Oak Street, and one three-story brick row house with a fourth-floor addition of wood structure at 36 Oak Street.

The Quincy School Community Council (QSCC)--a 501C3 non-profit organization--is the primary multi-service provider in Boston's Asian Community. In addition to child care, the QSCC has been offering a wide range of educational, recreational, and cultural support services to more than 2,500 participants annually. With the continued increase in demand for its programs and services, the QSCC seeks to expand its facilities by completing the renovation of the two row houses at 34-36 Oak Street which it currently leases from the Authority. Upon completion of the renovation project, two hundred more children and adults will be served. The QSCC will also upgrade the play lot located at 28-32 Oak Street which was built with voluntary community efforts in the mid 70s and subsequently known as the Hundred Hands Park.

Since March 1969, the QSCC has been leasing 34 Oak Street from the Authority to serve as its Annex. The lease to 36 Oak Street was secured in 1984. The QSCC is currently operating its day care facility and adult educational programs in the two buildings under a 5-year license agreement with the Authority at \$40.00 per month. The agreement is effective through February 28, 1988.

By spring 1988, over \$250,000 will have been invested in the continuous improvement of the properties through the combined efforts and supports of the residents, City agencies and private foundations. The final resolution of ownership will enable the QSCC to secure the necessary funding to complete the renovation project it has undertaken since the spring of 1985.

The QSCC completed the first phase of the renovation project in spring 1986, with the assistance and grants from the Public Facilities Department, the Neighborhood Development and Employment Agency, the Boston Foundation and the Riely Foundation. The project cost amounted to \$109,000. In addition to classrooms for the child care programs in the completely renovated first floor space of the two buildings, the partially rehabbed upper floors of the building at 34 Oak Street provide the classrooms for the Adult English as a Second Language program (ESL) and the office space for the Chinatown/South Cove Neighborhood Council and the Chinatown Housing and Land Development Task Force. In September 1986, the Chinatown Community Mural on the eastern facade of the 36 Oak Street building was dedicated. The project was sponsored by the Massachusetts Council on the Arts and Humanities, Massachusetts Foundation for Humanities and Public Policy, Boston Arts Lottery Council, and the QSCC.

The QSCC is about to launch the second phase of the renovation project for a computer-training classroom, additional ESL classrooms, and community meeting space in the building at 36 Oak Street. The project cost is estimated at \$118,000, of which the QSCC has secured \$82,000. A total of \$17,000 has been granted by the Theodore Edson Parker Foundation, the Boynton Foundation, and the Boston Community Schools. \$45,000 has been allocated by the Public Facilities Department from the Community Development Block Grant (CDBG). Another \$20,000 has been committed by the Charles Hayden Foundation which is, however, contingent upon QSCC owning the buildings or receiving a lease longer than five years. Other potential funding resources also share similar concern over ownership. A set of architectural plans has been prepared by the Architects & Associated Designers Inc./A & AD which was retained by the Public Facilities Department for the project.

The QSCC is currently planning for the third phase of the renovation, including further improvement of the upper floors of the building at 34 Oak Street and the play lot at 28-32 Oak Street. To date, the New England Telephone Company has expressed a strong interest in providing some initial funding for this final phase of renovation.

Based on the Quincy School Community Council's past performance in developing potential resources, the redeveloper has demonstrated the necessary capabilities to complete the project. The QSCC has the support of the Chinatown/South Cove Neighborhood Council and other community organizations and residents in the area. Should the Authority approve tentative designation, the QSCC will submit final working drawings which will conform with the Authority's standards and guidelines.

It is, therefore, recommended that the Authority tentatively designate the Quincy School Community Council, Inc. of 885 Washington Street as Redeveloper of Parcel P-3b located at 28-32-34-36 Oak Street in the South Cove Urban Renewal Area.

An appropriate resolution is attached.



PARCEL P-3b
28-32-34-36 OAK STREET

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL P-3b
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Quincy School Community Council, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-3b in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Quincy School Community Council, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-3b in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-3b by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

QUINCY SCHOOL COMMUNITY COUNCIL

昆市學校社區委員會

EL CONCILIO DE LA COMUNIDAD DE LA ESCUELA QUINCY

885 WASHINGTON STREET BOSTON, MA. 02111

華盛頓街八八五號

TELEPHONES (617) 426-6660

電話 426-6661

10 March 1987

Ricardo Millet, Assistant Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

RE: 32-34-36 Oak Street

Dear Ricardo:

Thank you for meeting me the other day. I am writing to you to clarify some points made in our meeting. The Quincy School Community Council (QSCC) is currently requesting the title to 32-34-36 Oak Street from the Boston Redevelopment Authority (BRA). This site consists of two buildings (34-36 Oak Street) and a play lot (32 Oak Street). Currently, the QSCC is in the middle of a five year lease for this facility for human service programming.

Last year, with assistance and grants from the Public Facilities Department (PFD) and two foundations, the QSCC undertook the first phase of renovating 36 Oak Street. This year, again, with PFD's assistance and additional funding from a variety of foundations, the QSCC is about to undertake the second phase of renovations. In addition, the New England Telephone Company is very interested in providing the QSCC with some initial funding to fix up 34 Oak Street and the play lot at 32 Oak Street which are utilized by our child care program.

To complete the above mentioned tasks, we must resolve the ownership issue. The Hayden Foundation is willing to commit \$20,000 for renovations contingent on our owning the building or receiving a ten year lease. Other funding sources also share this concern and we certainly understand this sentiment. By this time next year, there will have been over \$250,000 invested in these three sites, making it a vital asset to the QSCC and Boston's Asian community. This past September, the new Chinatown Community Mural was dedicated on the side of 36 Oak Street at which you had attended.

★ AFTER SCHOOL PROGRAM

★ RECREATION POOL/GYM

★ ACORN CHILD CARE CENTER

★ YOUTH ENGLISH AS A SECOND LANGUAGE/ADVOCACY

★ ADULT ENGLISH AS A SECOND LANGUAGE/ ADVOCACY

★ EXPLORATION COURSES

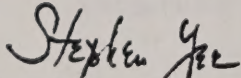
The buildings currently provide classrooms for our child care programs and our Adult English as a Second Language program as well as office space for the Chinatown/South Cove Neighborhood Council and the Chinatown Land and Housing Task Force. Upon completion of the renovations, we hope to have a computer training classroom as well as additional ESL classrooms and community meeting space which will help to supplement our crowded conditions at our main building.

Since last August, we have been seeking to conclude this issue. Our 32-34-36 Oak Street site has become a valuable programming space for our neighborhood, accomplished through the efforts of community residents, city agencies, and private foundations.

We wish to secure the title to the Oak Street property so that it remains a community resource today and for future generations. The QSCC is requesting your support in expediting this matter. The QSCC has a strong preference in obtaining the title in lieu of extending the lease due to the lack of beneficial terms contained in the lease.

If you should have any questions, I can be reached at 223-1906, Mr. Lawland Long, Executive Director of the QSCC at 426-6660, or Mr. Andrew Leong, Moderator of the Council at 522-3003.

Sincerely,



Stephen Yee
Council Vice Moderator

cc: Mayor Raymond Flynn
Lawrence Dwyer, Boston Community Schools
Lisa Chapnick, Public Facilities Department
Don Gillis, Office of Neighborhood Services
Marilyn Lee-Tom, Chinatown/South Cove Neighborhood Council
Stephen Coyle, BRA
Ting Fung Yeh, BRA
Andrew Leong, QSCC
Lawland Long, QSCC

QSCC COMMON COUNCIL DIRECTORY - elected November 4, 1986

NAME	ADDRESS	HOME	WORK
1. Alma Finneran (Program Comm. Chairperson)	(H): 29 Virginia St. Dorchester, 02125 (W): Day Care Department ABCD, 178 Tremont St., Boston, MA 02111 Occupation: Day Care Services Director	282-8500	357-6000 x453
2. George Hong	(H): 101 Western Ave., #53, Cambridge, 02139 (W): South Cove Community Health Center, 885 Washington St., Boston, 02111 Occupation: Psychologist	354-4032	482-7555
3. Regina Lee	(H): (W): Legal Service, 3529 Washington St., JP 02130 Occupation: Attorney	522-6709	522-3003
4. Andrew Leong (Moderator)	(H): 50 Empire St., #2, Allston, MA 02134 (W): Legal Services 3529 Washington St., Jamaica Plain, MA 02130 Occupation: Attorney	254-0447	522-3003 482-7555 (Mon.9-12)
5. Peter Lew (Treasurer, Personnel Comm. Chair)	(H): 259 Putnam Ave., Cambridge, 02139 (W): William Lam Assoc. 101 Foster St. Camb. 02138 Occupation: Architect	876-8208	354-4502
6. William Poon (City-Wide Board)	(H): 75 Union St., Brighton, 02135 (W): Wang, One Industry Ave., Lowell Occupation: Senior Software Engineer	782-1793	1-967-0195
7. Barbara Warren	(H): 11 Melrose St. Boston, MA 02116 (W): Fidelity System Co. 82 Devonshire St. Boston, MA 02109 PMA	482-5870	570-4166
8. Jim Wong (Secretary)	(H): 7 Beaverbrook Rd., Burlington, MA 01803 (W): United State A.M.T.L. Attn: S.L.C.M.T. - MCD-P, Arsenald St., Watertown, MA 02172		923-4340

Occupation: Mechanical Engineer

9. Norine Wong (H): 27 Myrtle St., 924-9277 350-4501
Watertown, MA 02172
(W): Blue Cross Blue Shield,
100 Summer St., Boston, 02110
Mail Stop 13-04
Occupation: Financial Administrator
10. Wesley Wong (H): 95 Hudson St., Boston, 426-5040 348-4037
02111
(W): Deloitte, Haskins & Sells
1 Financial Center
Boston, MA 02111
11. Frances Yee (H): 60 Charles St. South, 542-9864
Boston, 02116
(W):
12. Stephen Yee (H): 26 Fordham Rd., Allston, 787-2914 223-1906
(Vice -Moderator) 02134
(W): US/EPA, 150 Causeway St.
Rm. 1307, Boston 02114
Occupation: Environmental Engineer
13. Jeffrey Young (H): 915 Watertown St., 244-4059 451-6470
W. Newton, 02165
(W): Macomber Development Assoc.,
530 Atlantic Ave., Boston
02110
Occupation: Business Analyst
14. Lai Young (H): 185 Woodcliff Rd., Newton, 964-0783 849-8850
02161
(W): Boston Edison Co.,
25 Braintree Hill Pk.,
Braintree 02184
Occupation: Senior Electrical Engineer

Sub-committee members:

Program Committee: George Hong (ASP), Barbara Warrent (YESL), Alma Finnerna (ACORN) (Chairperson), Frances Yee (REC.), Lai Young (AESL), - meets every 2nd Thursday of the month.

Budget Committee: Jim Wong, Norine Wong, Bill Poon, Stephen Yee, Wesly Wong (Chairperson), Peter Lew - meets every last Wednesday of the month.

Personnel Committee: Andrew Leong, Norine Wong, Peter Lew (Chairperson), Jeffrey Young - meets every 3rd Wednesday of the month.

Officers:

Moderator - Andrew Leong;

Vice-Moderator - Stephen Yee;

Treasurer - Peter Lew;

Secretary - Jim Wong;

City-Wide Board delegater - William Poon, Barbara Warren (alternate)

Revised March 6, 1987

1. PROJECT SUMMARY

The Quincy School Community Council (QSCC) is Boston's primary Asian multiservice center. Incorporated in 1969, the QSCC provides a comprehensive range of services to meet the educational, cultural and recreational needs of Boston's Asian community and the residents of Boston's Chinatown, South Cove, and South End neighborhoods. Over 3,000 people participate in QSCC programs and services annually. Due to the high quality of our services, the leadership of our community council, and the consistent dedication of our staff, we have become the leading provider of human services for this region's growing Asian population.

Unfortunately, while the demand for services has increased, the QSCC has run out of available space to house its programs. Five of our six programs have extensive waiting lists.

In 1984, the QSCC responded to the need for more space by securing a lease from the Boston Redevelopment Authority (BRA) to a four story, city-owned building in Boston's Chinatown. This abandoned building required significant renovation to ready it for programming. With grants from the City's Neighborhood Development and Employment Agency (NDEA), the Boston Foundation, and the Riley Foundation, and funds raised from the community, renovation began in 1984. The building interior was completely gutted of walls and partitions to prepare the floors for usage as classrooms. The structural integrity of the external walls was restored and the internal support beams were reinforced to accommodate heavy use. Installation of initial plumbing and electrical systems was completed. A first floor childcare classroom was finished by the beginning of 1986 and is presently servicing 14 preschool children of working parents.

Significant work is needed to ready the remaining three floors for services. Included are installation of a new heating system and fire escape for the upper floors, drywalling, partitioning, flooring, and finishing the electrical and plumbing work on the upper floor classrooms. Additionally, we are proposing installation of an alarm system to protect the educational material and equipment which will be housed at that site. The estimated total cost of this project is just over \$118,000. The Boston Public Facilities Department has already committed \$45,000 of Block Grant funding to complete this project. This money must be matched from other sources. The QSCC has received three grants totaling \$32,000 to complete this project and to match the city's commitment. Of the remaining \$41,000 needed, we are requesting a one time grant of \$25,000 from the Godfrey Hyams Trust.

In addition, the Public Facilities Department is providing us with an architect's services from Architects and Associated Designers.

2. AGENCY HISTORY AND DESCRIPTION

The Quincy School Community Council (QSCC) was incorporated in 1969 by concerned residents to advocate community perspectives in the planning of the Quincy Community School. As a community advocate, the QSCC became involved in identifying and addressing community needs. In 1976, the Citywide Community School Board designated the QSCC to run the community school program.

During its 17 year history, the Quincy School Community Council has enriched and improved the quality of life for residents of the Chinatown/South Cove/South End area of Boston and for all of Boston's Asian-Americans. The agency is governed by a Community ("Common") Council comprised of local residents and service providers. The Common Council identifies and assesses community needs, plans and evaluates programs, and develops overall agency policy and direction.

Currently, there are 25,000 Asians in the city of Boston (BRA/1980 Census adjusted and corrected for subsequent immigration and resettlement). There is a severe lack of services for this population. The QSCC has become the largest human service provider for this area's Asian population--recognized locally, nationally and internationally as the leading provider of nonmedical human services to the region's Asian population.

In addition, since our program quality is well-known, and our commitment to multicultural programming is strong, our services are used by the neighborhood's nonAsian residents. All our programs are accessible and are available at convenient hours for residents; they are culturally and linguistically sensitive and appropriate; and they are comprehensive, providing services for the entire family.

Our services include the following programs:

- **Acorn Child Care Center** - bilingual Cantonese/English full day, preschool day care for 84 children.
- **Adult English as a Second Language** - bilingual Cantonese/English and English only ESL instruction for 400 adult Asian immigrants and refugees. Six levels of daily ESL instruction are provided along with bilingual job counseling and advocacy, childcare during classes, and language and computer lab services.
- **After School Program** - school age educational and enrichment services for 45 children and youth, providing full-day programming during public school vacations and holidays.
- **Youth English as a Second Language** - ESL instruction, advocacy, and acculturation support for 48 Asian immigrant/refugee youth.
- **Recreation Program** - full-scale gymnasium, exercise room, large and small pools form the nucleus for instruction and free play for over a thousand teenagers, young people, and adults.
- **Chinatown Summer** - combines the two after school programs and the recreation program into a day long summer camp for 400 neighborhood youth.

3. COMMUNITY NEEDS FOR THIS PROJECT

With the normalization of relations with the People's Republic of China in 1978 and the admission of Southeast Asian refugees beginning in 1975, Boston's Asian community has doubled to 25,000. Increasingly monolingual, undereducated, and underemployed, nearly 10,000 Asians live in the Chinatown/South Cove/South End community. Smaller concentrations are clustered in other Boston neighborhoods.

Chinatown has the lowest median income and the most overcrowded and dilapidated housing of any Boston neighborhood. Approximately 65% of Boston's Asian population have less than a sixth grade education in their native language. Half of Boston's Chinese can not speak English even "fairly fluently." Immigrants who speak little or no English have access to only 5% of the labor market. Most Chinese are forced into low-paying, dead-end jobs:

- 75% of Chinese males work 12 hours a day, 6 days a week in restaurants;
- Over 50% of Chinese females work 40 to 60 hours a week in a declining garment industry with regular seasonal layoffs;
- Wages are extremely low. For example some dishwashers make \$400 a month, while some garment workers earn \$450 per month with frequent layoffs;
- 70% of Chinese workers are underemployed because of limited English skills.

The restaurant trade is saturated and the garment industry is currently in decline. Since 1980, 3,000 garment workers in this area have lost their jobs (Mass. Dept. of Employment Security). We estimate that about 1,500 of these are Asians. With an estimated increase of about 2,000 Asian immigrants and refugees annually, job competition is fierce and dead-end jobs predominant. With the local economy improving, job possibilities are on the rise. For Boston's Asian population, the single greatest barrier to these job opportunities is the lack of English skills.

Many Asian families have three to five children to support. However, both parents often have difficulty working the hours they need to work. This is due to the lack of supervised activities for young people in the area. Many times young people are left to unsupervised activities for long periods. Many become "latch-key" children and youth who spend their time at home watching television, while others spend their time wandering the streets of Chinatown.

For Asians, there are strong cultural and language barriers. Young people rarely feel confident interacting beyond the inner city boundaries of Chinatown and South Cove. This often helps foster animosity between Asian and nonAsian youth. Our child care and recreation programs provide multicultural programming and English skill development to build confidence in young Asians to overcome cultural and language barriers. Combined with our Adult English as a Second Language program, acclaimed nationwide, our programs serve all ages: providing a total family approach to meeting the needs of the community.

With the rapid rate of Asian immigration and resettlement in Boston, the demand for services has grown tremendously. However, we have been

unable to keep pace. This is reflected in the burgeoning waiting lists for QSCC programs. The Adult English as a Second Language Program alone has an 18 month waiting list. Expansion of programs is desperately needed.

4. PROJECT GOALS

To provide for program expansion, QSCC has undertaken the renovation of a previously vacant building in Boston's Chinatown. The building, located at 36 Oak St., is half a block away from our main facility and abuts 34 Oak St., which already houses QSCC programs. Renovation of the four story structure will enable the QSCC to serve over 200 more young people and adults.

First Floor

The first floor has been renovated and improved to meet state licensing standards. Since its opening in May, 1986, it has provided preschool childcare for an additional 14 children. The first floor conforms with all building and licensing codes, is accessible for the disabled, and is energy efficiency.

Second Floor

The second floor will be renovated and improved to establish a new classroom to be shared by our AESL and after school programs. This will increase our after school programs' enrollment, helping decrease the current waiting list of 90 children. Code violations will be eliminated, service delivery expanded, and weatherization installed.

Third Floor

The third floor will be renovated and improved to establish a classroom for ESL and special projects. Combined with AESL usage of the second floor classroom this will enable expanded services for up to 100 additional ESL students. During nonESL periods, the classroom will be used for workshops, seminars and meetings for QSCC staff, community residents, and other neighborhood organizations.

Fourth Floor

The fourth floor will be renovated to house a word processing laboratory. The lab will be equipped with twelve word processing terminals and two printers. These are being donated by Wang Laboratories at an estimated total worth of over \$30,000. This laboratory will facilitate English acquisition for advanced youth and adult ESL students and provide needed vocational training services. It is envisioned that this lab will be made available to the Chinatown American Civic Association (CACA) ESL students and to the Chinatown Occupational Training Center (COTC). COTC is a joint project of CACA and QSCC.

5. SPECIFIC WORK NEEDED TO COMPLETE THIS PROJECT

Renovation of the 36 Oak St. building began in the Spring of 1985. Initial funding was provided by the City's Neighborhood Development and Employment Agency (\$59,000), the Boston Foundation (25,000), and the Riley Foundation (25,000). These grants accomplished the following:

- demolition and removal of interior walls, partitions, stairwells and fixtures;
- opened floor by floor passageway between 34 and 36 Oak St. to allow shared usage of 34 Oak St.'s stairwell, to maximize programming space in 36 Oak St., and to join the two buildings as one;
- repairing and partial replacement of the roof and fourth floor dorma;
- restoration and reinforcement of the building's structural integrity through external masonry repairs and installation of metal strapping and internal metal support columns;
- installation of fire doors and thermal windows;
- all finish work for first floor classroom including: drywalling, painting, flooring, insulation, installation of plumbing and electrical fixtures, and;
- installation of a new hot water heater, initial electrical and plumbing systems, and temporary hook up to the heating system in 34 Oak St. to allow usage of the first floor classroom.

To complete the renovation of the upper three floors the following is required:

- installation of exterior metal fire stairs and interior stairs leading from the third to the fourth floor (34 Oak St. has only three floors while 36 Oak St. has four);
- installation and hook up of a permanant heating system for the entire building;
- rough carpentry for subfloor and wall framing;
- complete electrical and plumbing systems, including installation of fixtures, special electrical work will be completed for the fourth floor computer lab;
- all finish work such as flooring, drywalling, insulation, drop ceilings, painting and finish carpenty; and
- installation of centralized alarm system for the entire 34/36 Oak St. Annex.

(Please refer to Appendix, Architectural Plans, for complete details of the renovation project.)

6. BUDGET NARRATIVE

The completion of the 36 Oak St. renovation, as estimated in conjunction with Architects and Associated Designers, requires a total funding of \$118,180. In recognition of our community's need for expanded services, the City of Boston has granted another \$45,000 to this project, in addition to the \$59,000 they provided for the first phase of the project.

While not reflected in the budget, the City is also providing valuable, in-kind technical assistance. The Public Facilities Department is providing a construction manager and a contracted architect to work with our staff in managing the completion of the project.

To complete this project, the city requires that we match their commitment of \$45,000 by raising the remaining \$73,180 from private sources.

We are requesting a grant of \$25,000 from the Godfrey Hyams Trust to assist us in completing this important project. (A detailed budget is provided in the appendices.)

FINANCIAL INFORMATION

QUINCY SCHOOL COMMUNITY COUNCIL, INC.
34 - 36 OAK STREET PROJECTED RENOVATION COSTS

	TOTAL \$
Bidding and Contract Requirements	16100
General Requirements	8350
Demolition	1150
Concrete	3450
Metals	
Handrails and Railings	13800
Wood and Plastic	
Rough Carpentry	1150
Thermal and Moisture Protection	
Insulation	2300
Sealants	345
Doors and Windows	4255
Finishes	
Gypsum Wallboard Systems	1150
Tile	575
Ceilings	4600
Flooring	5060
Painting	1900
Fire Extinguishers	345
Plumbing and Heating	25200
Electrical	17450
Central Alarm System	5000
Project Coordinator	6000
GRAND TOTAL	\$118,180

SOURCE OF FUNDING:

City of Boston--Public Facility Department	45000
Hayden Foundation	20000
Parker Foundation	10000
Boynton Foundation	2000

Fund Required

77000
41180
\$118,180

QUINCY SCHOOL COMMUNITY COUNCIL, INC.
OPERATING BUDGET
FISCAL YEAR ENDED JUNE 30 1987

	Central Admin Gen Fund	Admin Rec	Acorn Child Care Ctr.	After School Program	Adult ESL	Youth ESL	Total
SUPPORT AND REVENUE							
City of Boston							
ALI	--	--	--	--	78000	--	78000
CDBG	--	--	--	13000	--	16816	29816
Boston Community School	105046	15006	--	--	--	--	120052
Dept. of Social Services	--	--	301125	103740	--	--	404865
Dept. of Public Welfare	--	--	51078	--	--	--	51078
Adult Basic Education	--	--	--	--	96624	--	96624
Bureau of Nutrition	--	--	37500	4000	--	3100	44600
Fees	119275	19000	51975	16976	--	14210	221436
Foundation	60840	7520	--	10960	--	16971	96291
Donations	61000	10745	--	12472	46150	12837	143204
Miscellaneous	8142	--	3500	2450	--	6364	20456
Intraprogram Contributions	-50275	7427	--	-49870	38848	53870	0
	304028	59698	445178	113728	259622	124168	1306422
EXPENSES							
PERSONNEL							
Salaries and Wages	190450	48122	301851	77927	213334	84930	916614
Outside Labor	2000	550	15560	3130	--	4172	25412
Contracted Services	--	50	5000	--	2000	6300	13350
Work Study	--	2000	3130	3280	--	--	8410
	192450	50722	325541	84337	215334	95402	963786
DIRECT PROGRAM COSTS							
Mural Project Exp.	52000	--	--	--	--	--	52000
Program Supplies	3000	2200	5484	2086	2850	2504	16124
Food Supplies	--	--	36296	4694	--	3651	44641
Office Supplies	5541	50	2070	2087	2800	1044	13392
Other Supplies and Services	16540	1180	4548	3624	1284	2189	29365
	76881	3430	48398	12491	6934	9388	157522
GENERAL OPERATING							
Audit	5000	--	0	0	0	0	5000
Communication	8000	100	6932	1284	2690	1720	20726
Utilities/occupancy	21697	19	39451	782	800	1462	64211
Admin. Overheads	--	5427	24856	14834	33864	16196	95177
	34697	5546	71239	16900	37354	19378	185114
GRAND TOTAL	304028	59698	445178	113728	259622	124168	1306422

10/30/86

THE THEODORE EDSON PARKER FOUNDATION

100 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110

TRUSTEES

NEWELL FLATHER, PRESIDENT
ANDREW C. BAILEY, SECRETARY & TREASURER
ALLEN G. BARRY
KAREN H. CARPENTER
THOMAS E. LEGGAT
LEON F. SARGENT

ALA H. REID, ADMINISTRATOR
357-1500

Jim

October 28, 1986

Stephen Yee, Council Moderator
Quincy School Community Council
885 Washington Street
Boston, MA 02111

Dear Mr. Yee:

I am pleased to inform you that the Trustees of The Theodore Edson Parker Foundation approved a grant of \$10,000 towards the cost of renovating the upper three floors of your building to accommodate additional programs.

Please execute and return the enclosed receipt required by our auditors indicating your acceptance of the conditions of this grant. The Trustees also request that you report on the use of these funds by September 15, 1987. A form to assist you in preparing this report is enclosed. In the meantime, you have our very best wishes for success.

Sincerely,

Andrew C. Bailey
Andrew C. Bailey
Secretary & Treasurer

ACB/ahr

/enc

11/20

State Street Bank and Trust Company
225 Franklin Street
Boston, Massachusetts 02101

Deborah A. Robbins
Vice President
Personal Trust
(617) 654-3343

November 19, 1986

T-15100

Mr. Stephen Yee
Council Moderator
Quincy School Community Council
885 Washington Street
Boston, Massachusetts 02111

Re: John W. Boynton Fund

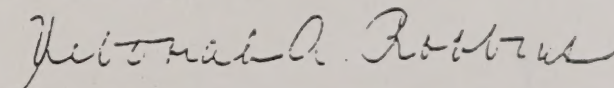
Dear Mr. Yee:

In accordance with my letter dated October 24, 1986, we are pleased to enclose our check in the amount of \$2,000, representing a grant from the Boynton Fund to the Quincy School Community Council to assist in renovations of your newly acquired programming space.

To indicate your safe receipt of this check and your agreement to use the funds for the purpose designated, please have the enclosed copy of this letter signed by an officer, director or trustee of the organization.

The Charitable Distributions Committee joins me in extending to you best wishes for your success in meeting your funding requirements and in carrying out your programs.

Sincerely,



Deborah A. Robbins

DAR:pmb

Enclosure

PERSONAL FINANCIAL SERVICES

5-2
110

NOVEMBER 18, 1986

No. 638359

PAY TO THE
ORDER OF

QUINCY SCHOOL COMMUNITY COUNCIL, INC----- \$ 2,000.00



State Street

State Street Bank and Trust Company

STATE ST. BANK
2,000.00
2,000.00

T15100 DAR C7

D. Lettano

AUTHORIZED SIGNATURE

⑈638359⑈ ⑈011000028⑈ 9900 015 0⑈

CHARLES HAYDEN FOUNDATION
ONE BANKERS TRUST PLAZA
130 LIBERTY STREET
NEW YORK, N. Y. 10006

212 938-0790

DAVID B. STONE
TRUSTEE
28 STATE STREET, SUITE 3854
BOSTON, MASSACHUSETTS 02109
617-523-4775

January 29, 1987

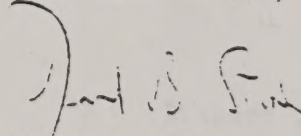
Mr. Lawland W. Long
Executive Director
Quincy School Community Council
885 Washington Street
Boston, MA 02111

Dear Mr. Long:

The Charles Hayden Foundation has made a commitment to support your organization in your renovation project at 34-36 Oak Street. I am writing, however, to confirm that the foundation requires that you either obtain title, a commitment to title or a lease of five years or longer.

The trustees are pleased to be able to support your efforts with a grant of \$20,000, but it is essential for you to obtain a longer term occupancy agreement than you have at the present time. We wish you every success.

With best wishes,


David B. Stone

DBS:mkp

QUINCY SCHOOL COMMUNITY COUNCIL, INC.

FINANCIAL STATEMENTS

JUNE 30, 1986

Richard T. Bove
Certified Public Accountant

RICHARD T. BOWE
CERTIFIED PUBLIC ACCOUNTANT

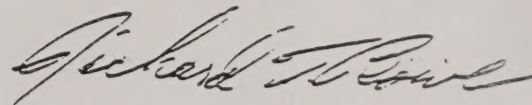
15 Court Square - Suite 20B
Boston, Massachusetts 02108

Quincy School Community Council, Inc.
885 Washington Street
Boston, Massachusetts 02111

Ladies and Gentlemen:

I have examined the balance sheets of the Quincy School Community Council, Inc. as of June 30, 1986 and the related statements of support, revenue and expenses and changes in fund balances for the year then ended. My examination was made in accordance with generally accepted accounting standards, and accordingly included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances.

In my opinion, the accompanying financial statements present fairly the financial position of the Quincy School Community Council at June 30, 1986, and the results of its operations and changes in fund balances for the year then ended, in conformity with generally accepted accounting principles. These principles were applied on a basis consistent with that of the preceding year.



Richard T. Bowe
Certified Public Accountant

November 20, 1986
Boston, Massachusetts

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Quincy School Community Council, Inc.

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper: 885 Washington Street, Boston, MA 02111

23-7209691

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Parcel P-3b located at 28-32-34-36 Oak Street. The parcel contains about 2,237 square feet of vacant land at 28-32 Oak Street, one three-story brick row house at 34 Oak Street, and one three-story row house with a fourth-floor addition of wood structure at 36 Oak Street.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of State of Massachusetts:☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☒ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

(See attached)

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper);

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

See item 5.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 0
- b. Cost per dwelling unit of any residential redevelopment. \$ 0
- c. Total cost of any residential rehabilitation \$ 0
- d. Cost per dwelling unit of any residential rehabilitation \$ 0

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
0	0	0

- Structures on 34-36 Oak Street will be rehabbed for community service and educational facilities.
- 28-32 Oak Street will be maintained as the play lot used by the day care center operated by the Quincy School Community Council.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

See attached.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Louise W. Longcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: March 19, 1987

Dated: _____

Louise W. Long
Signature_____
SignatureExecutive Director
Title_____
Title885 Washington St Boston MA 02111
Address and ZIP Code_____
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

